

**NOTICE OF LIEN CLAIMED**

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY**  
**LOCATED AT**

**592 W SHORT ST**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

**DONNA A WHEELER**

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - STRUCTURAL/HOUSING**

ACTION DATE: **10/19/2016**

ACTION COST: **\$ 750.00**

CASE#: 17170592-1

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

**592 W SHORT ST**


(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***

6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.

  
JONATHAN ADAMS  
CODE ENFORCEMENT OFFICER

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

My commission expires: June 13, 2020.

  
Notary Public #558712  
Kentucky, State-at-Large

PREPARED BY:

  
**Kenneth Armstrong, Director of Code Enforcement**  
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT  
101 E. Vine St., Suite 500  
Lexington, Kentucky 40507  
(859) 425-2255

Page 2 of 2



✓ AVA  
✓ Not in Foreclosure  
✓ Not on Appeal



NOTICE OF LIEN  
CLAIMED

DEC 21 2016

By

*J.D.A.*

Lexington-Fayette Urban County Government  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray  
Mayor

Derek J. Paulsen, Ph.D.  
Commissioner

DIVISION OF CODE ENFORCEMENT

10/19/2016

**NOTICE OF VIOLATION AND ASSESSMENT OF CIVIL PENALTY**

DONNA A WHEELER  
592 W SHORT ST  
LEXINGTON, KY 40507

CASE#: 17170592-1

On 02/12/2016, the property located at 592 W SHORT ST was placed under Notice and Order for necessary repairs or corrections pursuant to Chapter 12 of the Code of Ordinance, Lexington-Fayette Urban County Government (The "Code") and the International Property Maintenance Code/1998. On 10/05/2016, I conducted a re-inspection of the property and found that the cited repairs or corrections had not been completed. Our records indicate that we have conducted 3 re-inspections and there were 19 uncorrected violations. You have been provided a reasonable amount of time to complete the cited repairs.

The purpose of this letter is to further notify you of your continued failure to correct the violations and to assess against you a civil penalty in the amount of \$750.00, pursuant to Section 12-1 (b) (PM-106.4.1) of the Code. You must pay this civil penalty or appeal this assessment in writing within twenty (20) days of the date of this notice. If you fail to do so, a civil penalty lien will be placed against the property in the amount of the civil penalty pursuant to KRS 82.720 and Chapter 12 of the Code. In order to remove the lien, the penalty plus all appropriate cost and interest must be paid.

Please pay the full amount of the civil penalty, or file an appeal in writing, to the Division of Code Enforcement, 101 E. Vine Street, Suite 500, Lexington, KY 40507. No appeals accepted via email. Please note that an appeal, in writing, must state the reason that the penalty should not be assessed. Please return a copy of this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government  
Division of Revenue, 2<sup>nd</sup> floor  
200 East Main St  
Lexington, KY 40507

Please note that as long as you fail to correct or repair the violations, additional civil penalties may be assessed pursuant to Chapter 12 of the Code. All repairs/corrections must be completed in a 'workmanlike' manner. In the event all repairs are not completed by 11/23/2016, an additional re-inspection of the property will take place, and additional civil penalties may be assessed against you, as appropriate. If you should have any questions, please contact:

*Jonathan Adams*  
JONATHAN ADAMS  
CODE ENFORCEMENT OFFICER  
(859) 576-3841

Date 10-19-16

*Tad Schweflan*  
CODE ENFORCEMENT SUPERVISOR

Date 10-19-16

Cc: Department of Law

document1

ENTERED  
DEC 21 2016

AC

## Jonathan D Adams

---

**From:** Lee Steele  
**Sent:** Tuesday, December 20, 2016 4:38 PM  
**To:** Jonathan D Adams  
**Cc:** Lee Steele  
**Subject:** RE: 592 W Short Street Donna Wheeler

The property is clear for you to file that lien. It's now out of foreclosure.

---

**From:** Jonathan D Adams  
**Sent:** Tuesday, December 20, 2016 11:06 AM  
**To:** Lee Steele  
**Subject:** 592 W Short Street Donna Wheeler

Hi Lee,

This property is on the foreclosure list in white but hasn't been updated since September. Is it in foreclosure now, or can I process this lien for \$750.00 that I have against it?

Thank you,

**Jonathan Adams**  
Code Enforcement Officer  
Division of Code Enforcement  
Lexington-Fayette Urban County Government  
101 E. Vine Street, Ste. 500  
Lexington, KY 40507  
[jadams@lexingtonky.gov](mailto:jadams@lexingtonky.gov)  
859-258-3864



**NOTICE OF LIEN CLAIMED**

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY**  
**LOCATED AT**

**876 WARD DR**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

**WINBURN PROPERTIES LLC**

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - NUISANCE**

ACTION DATE: **11/23/2016**

ACTION COST: **\$ 250.00**

CASE#: 19930876W15

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

**876 WARD DR**

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***

5. That pursuant to KRS 360.010, this lien shall accrue interest at the rate of eight percent (8%) per annum from the date of recordation; and

6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.

BY:

  
**TAYLOR BOURNE**  
**NUISANCE CONTROL OFFICER**

COMMONWEALTH OF KENTUCKY     )  
  )  
COUNTY OF FAYETTE            )

The foregoing instrument was subscribed, sworn to and acknowledged before me by TAYLOR BOURNE, a NUISANCE CONTROL OFFICER with the Division of Code Enforcement, Lexington-Fayette Urban County Government, for and on behalf of the Government, on this the 4<sup>TH</sup> day of JANUARY, 2017.

My commission expires: JUNE 20, 2020.

  
Notary Public #558712  
Kentucky, State-at-Large

REVIEWED BY:

  
**Kenneth Armstrong, Director of Code Enforcement**  
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT  
101 E. Vine St., Suite 500  
Lexington, Kentucky 40507  
(859) 425-2255

CASE#: 19930876W15





File 12/27

Lexington-Fayette Urban County Government  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray  
Mayor

Derek J. Paulsen, Ph.D.  
Commissioner

**DIVISION OF CODE ENFORCEMENT**

11/23/2016

**CIVIL PENALTY INVOICE (NUISANCE)**

WINBURN PROPERTIES LLC  
234 N LIMESTONE  
LEXINGTON, KY 40507-1027

NOTICE OF LIEN  
CLAIMED

DEC 27 2016

By T B

RE: INSPECTION OF 876 WARD DR ON 11/22/2016

CASE#: 19930876W15

You have been given notice by the Lexington-Fayette County Government on 11/22/2016 to abate the existing nuisance existing at the following location:

**876 WARD DR**

No action was taken to comply with the Notice or since this property has been the subject of two or more Notices within the past 12 months, a civil penalty has been assessed; therefore, the Urban County Government has charged you the following:

Total Civil Penalty: **\$250.00**

***This invoice amount of \$250.00 must be paid within twenty (20) days from 11/23/2016. If payment is not received within twenty (20) days, a 'Notice of Lien Claimed' will be placed against the property.***

Please return this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government  
Division of Revenue, 2<sup>nd</sup> floor  
200 East Main St  
Lexington, KY 40507

IF YOU HAVE ANY QUESTIONS CONCERNING THIS BILLING PLEASE CALL:

TAYLOR BOURNE  
NUISANCE CONTROL OFFICER  
(859) 576-3847

document1

**ENTERED**  
**JAN 04 2017**

**AC**

**NOTICE OF LIEN CLAIMED**

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY**  
**LOCATED AT**

**1435 BEAUFORT DR**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

**HANIEH AMJAD ABU**

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - NUISANCE**

ACTION DATE: **11/12/2016**

ACTION COST: **\$ 500.00**

CASE#: 01471435W8

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

**1435 BEAUFORT DR**

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***



6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.


BY: Coe Shelby  
COO-EE SHELBY  
NUISANCE CONTROL OFFICER

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

My commission expires: June 13, 2020.

Angel Clark  
Notary Public #558712  
Kentucky, State-at-Large

PREPARED BY:

  
**Kenneth Armstrong, Director of Code Enforcement**  
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT  
101 E. Vine St., Suite 500  
Lexington, Kentucky 40507  
(859) 425-2255

CASE#: 01471435W8



File 12/13

Lexington-Fayette Urban County Government  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray  
Mayor

Derek J. Paulsen, Ph.D.  
Commissioner

**DIVISION OF CODE ENFORCEMENT**

11/12/2016

**CIVIL PENALTY INVOICE (NUISANCE)**

HANIEH AMJAD ABU  
536 FOREST HILL DR  
LEXINGTON, KY 40509-1912

NOTICE OF LIEN  
CLAIMED

DEC 13 2016

By CS

RE: INSPECTION OF 1435 BEAUFORT DR ON 11/09/2016

CASE#: 01471435W8

You have been given notice by the Lexington-Fayette County Government on 11/09/2016 to abate the existing nuisance existing at the following location:

**1435 BEAUFORT DR**

No action was taken to comply with the Notice or since this property has been the subject of two or more Notices within the past 12 months, a civil penalty has been assessed; therefore, the Urban County Government has charged you the following:

Total Civil Penalty: **\$500.00**

***This invoice amount of \$500.00 must be paid within twenty (20) days from 11/12/2016. If payment is not received within twenty (20) days, a 'Notice of Lien Claimed' will be placed against the property.***

Please return this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government  
Division of Revenue, 2<sup>nd</sup> floor  
200 East Main St  
Lexington, KY 40507

IF YOU HAVE ANY QUESTIONS CONCERNING THIS BILLING PLEASE CALL:

COO-EE SHELBY  
NUISANCE CONTROL OFFICER  
(859) 576-8200

document1

**ENTERED**  
**DEC 19 2016**

AC



**NOTICE OF LIEN CLAIMED**

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY**  
**LOCATED AT**

**149 HAMILTON PARK**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

**LESLEY & KENLOCH WESTBERRY III**

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - STRUCTURAL/HOUSING**

ACTION DATE: **11/16/2016**

ACTION COST: **\$ 200.00**

CASE#: 08700149-9

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

**149 HAMILTON PARK**

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***

5. That pursuant to KRS 360.010, this lien shall accrue interest at the rate of eight percent (8%) per annum from the date of recordation; and

6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.

BY:



**ROBERT WALTER**  
**CODE ENFORCEMENT OFFICER**

COMMONWEALTH OF KENTUCKY )

COUNTY OF FAYETTE )

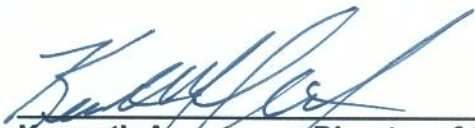
The foregoing instrument was subscribed, sworn to and acknowledged before me by ROBERT WALTER, a CODE ENFORCEMENT OFFICER with the Division of Code Enforcement, Lexington-Fayette Urban County Government, for and on behalf of the Government, on this the 4<sup>TH</sup> day of JANUARY, 2017.

My commission expires: JUNE 13, 2020.



Notary Public #558712  
Kentucky, State-at-Large

REVIEWED BY:



**Kenneth Armstrong, Director of Code Enforcement**  
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT  
101 E. Vine St., Suite 500  
Lexington, Kentucky 40507  
(859) 425-2255

CASE#: 08700149-9



PVA - No change  
Not listed on Foreclosure list  
Not listed on MC site  
Not on Appeal



NOTICE OF LIEN  
CLAIMED

DEC 29 2016

By bw

Lexington-Fayette Urban County Government  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray  
Mayor

Derek J. Paulsen, Ph.D.  
Commissioner

DIVISION OF CODE ENFORCEMENT

11/16/2016

**NOTICE OF VIOLATION AND ASSESSMENT OF CIVIL PENALTY**

LESLEY & KENLOCH WESTBERRY III  
149 HAMILTON PARK  
LEXINGTON, KY 40504-1412

CASE#: 08700149-9

On 08/26/2016, the property located at 149 HAMILTON PARK was placed under Notice and Order for necessary repairs or corrections pursuant to Chapter 12 of the Code of Ordinance, Lexington-Fayette Urban County Government (The "Code") and the International Property Maintenance Code/1998. On 11/15/2016, I conducted a re-inspection of the property and found that the cited repairs or corrections had not been completed. Our records indicate that we have conducted 2 re-inspections and there were 1 uncorrected violations. You have been provided a reasonable amount of time to complete the cited repairs.

The purpose of this letter is to further notify you of your continued failure to correct the violations and to assess against you a civil penalty in the amount of \$200.00, pursuant to Section 12-1 (b) (PM-106.4.1) of the Code. You must pay this civil penalty or appeal this assessment in writing within twenty (20) days of the date of this notice. If you fail to do so, a civil penalty lien will be placed against the property in the amount of the civil penalty pursuant to KRS 82.720 and Chapter 12 of the Code. In order to remove the lien, the penalty plus all appropriate cost and interest must be paid.

Please pay the full amount of the civil penalty, or file an appeal in writing, to the Division of Code Enforcement, 101 E. Vine Street, Suite 500, Lexington, KY 40507. No appeals accepted via email. Please note that an appeal, in writing, must state the reason that the penalty should not be assessed. Please return a copy of this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government  
Division of Revenue, 2<sup>nd</sup> floor  
200 East Main St  
Lexington, KY 40507

Please note that as long as you fail to correct or repair the violations, additional civil penalties may be assessed pursuant to Chapter 12 of the Code. All repairs/corrections must be completed in a 'workmanlike' manner. In the event all repairs are not completed by 12/20/2016, an additional re-inspection of the property will take place, and additional civil penalties may be assessed against you, as appropriate. If you should have any questions, please contact:

Robert Walter  
ROBERT WALTER  
CODE ENFORCEMENT OFFICER  
(859) 576-4717

Date 11/15/16

Paul Schwefer  
CODE ENFORCEMENT SUPERVISOR

Date 11-10-16

Cc: Department of Law

document1

ENTERED  
JAN 04 2017

AC



**NOTICE OF LIEN CLAIMED**

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY**  
**LOCATED AT**

**522 MERINO ST**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

**LEONA GREER**

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - STRUCTURAL/HOUSING**

ACTION DATE: **11/16/2016**

ACTION COST: **\$ 750.00**

CASE#: 13020522-3

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

**522 MERINO ST**

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***



6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.

BY: Robert Walter  
**ROBERT WALTER**  
**CODE ENFORCEMENT OFFICER**

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

My commission expires: JUNE 20, 2020.

Angie Clark  
Notary Public #558712  
Kentucky, State-at-Large

REVIEWED BY:

**Kenneth Armstrong, Director of Code Enforcement**  
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT  
101 E. Vine St., Suite 500  
Lexington, Kentucky 40507  
(859) 425-2255

CASE#: 13020522-3



NOTICE OF LIEN  
CLAIMED

DEC 29 2016

By RW

Not listed on foreclosure list  
COPY  
Not listed on MC list  
Not on Appeal  
PVA - no change

Lexington-Fayette Urban County Government  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray  
Mayor

Derek J. Paulsen, Ph.D.  
Commissioner

DIVISION OF CODE ENFORCEMENT

11/16/2016

NOTICE OF VIOLATION AND ASSESSMENT OF CIVIL PENALTY

LEONA GREER  
PO BOX 503  
LEXINGTON, KY 40588

CASE#: 13020522-3

On 04/02/2015, the property located at 522 MERINO ST was placed under Notice and Order for necessary repairs or corrections pursuant to Chapter 12 of the Code of Ordinance, Lexington-Fayette Urban County Government (The "Code") and the International Property Maintenance Code/1998. On 11/01/2016, I conducted a re-inspection of the property and found that the cited repairs or corrections had not been completed. Our records indicate that we have conducted 7 re-inspections and there were 7 uncorrected violations. You have been provided a reasonable amount of time to complete the cited repairs.

The purpose of this letter is to further notify you of your continued failure to correct the violations and to assess against you a civil penalty in the amount of \$750.00, pursuant to Section 12-1 (b) (PM-106.4.1) of the Code. You must pay this civil penalty or appeal this assessment in writing within twenty (20) days of the date of this notice. If you fail to do so, a civil penalty lien will be placed against the property in the amount of the civil penalty pursuant to KRS 82.720 and Chapter 12 of the Code. In order to remove the lien, the penalty plus all appropriate cost and interest must be paid.

Please pay the full amount of the civil penalty, or file an appeal in writing, to the Division of Code Enforcement, 101 E. Vine Street, Suite 500, Lexington, KY 40507. No appeals accepted via email. Please note that an appeal, in writing, must state the reason that the penalty should not be assessed. Please return a copy of this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government  
Division of Revenue, 2<sup>nd</sup> floor  
200 East Main St  
Lexington, KY 40507

Please note that as long as you fail to correct or repair the violations, additional civil penalties may be assessed pursuant to Chapter 12 of the Code. All repairs/corrections must be completed in a 'workmanlike' manner. In the event all repairs are not completed by 12/20/2016, an additional re-inspection of the property will take place, and additional civil penalties may be assessed against you, as appropriate. If you should have any questions, please contact:

Robert Walter  
ROBERT WALTER  
CODE ENFORCEMENT OFFICER  
(859) 576-4717

Date 11/16/16

Paul Schweigand  
CODE ENFORCEMENT SUPERVISOR

Date 11/16/16

Cc: Department of Law

document1

ENTERED  
JAN 04 2017

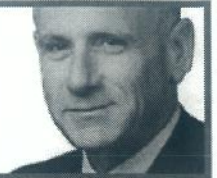
AC





# FAYETTE COUNTY, KENTUCKY

Property Valuation Administrator  
David O'Neill, PVA

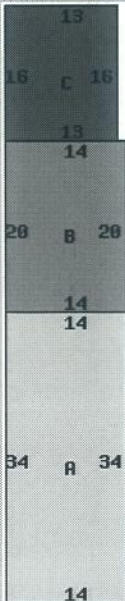


<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Main Search</a>	<a href="#">Address Search</a>	<a href="#">Subscription Home</a>	<a href="#">Fayette Home</a>
<b>Owner and Parcel Information</b>					
Owner Name	GREER LEONA C/O INDIA GREER	January 1, 2016 Owner		GREER LEONA	
Mailing Address	120 MARLOWE CT APT 72 FRANKFORT, KY 40601	Parcel Number		12529300	
Location Address	522 MERINO ST LEXINGTON, KY 40508	Tax District		District 1	
Legal Description		2016 Tax Rate		1.2179	
Property Class	R-Residential	Acres		0.0692	
PVA Neighborhood	136-DAVIS BOTTOM	Parcel Map		<a href="#">Show Parcel Map</a>	
Land Use Code	510-R - SINGLE FAMILY DWELLING, PLATTED LOT	ND-1 Zone			
USA/RSA Map	03	Overlay			
Map Block	080	PDR			
Lot		Map Scale		100	
Subdivision		Block			
Deeded Acres	0.0692	LFUCG Zoning		R-4-HIGH DENSITY APARTMENT	
Cabinet/Slide		Deeded Sqft		3,016	
		Frontage / Out Of		19 /	

<b>Assessment Information</b>		<a href="#">Historical Assessments</a>	<a href="#">2016 Assessment Notice</a>		
Year	Fair Cash Value	Agricultural Value Land	Agricultural Value Total	Exempt	Taxable Value
2016	\$ 10,000	\$ 0	\$ 0	\$ 0	\$ 10,000

<b>Improvement Information</b>								
Card	Stories	Exterior Wall	Style	Year Built	Res Sq Ft	Basement	Total Bsmt Sqft	Finished Bsmt Sqft
1	1	ASBESTOS	Single Family	1900	756	NONE		
Garage Sqft	Garage Type	Total Rooms	Bedrooms	Full Bath/Half Bath	Attic	Additional Fixtures	Heating System	Heat
		0	0	1/0	NONE	3		NON CENTRAL
Total Fixtures	Masonry Fireplaces	Heating Fuel Type	Pre Fab Fireplace	Split Level/Foyer	Miscellaneous Feature	Miscellaneous Feature 2		
6	1							

## Building Sketch [Enlarge Sketch](#)



Color	Area Type Description	Square Feet
A	MAIN AREA	476
B	1S FR ONE STORY FRAME	280
C	EFP ENCL FRAME PORCH	208

## Building Photo Preview [Enlarge/Show All Photos](#)



## Accessory Information



**NOTICE OF LIEN CLAIMED**

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY**  
**LOCATED AT**

**866 WARD DR**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

**WINBURN PROPERTIES LLC**

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - NUISANCE**

ACTION DATE: **11/23/2016**

ACTION COST: **\$ 250.00**

CASE#: 19930866W6

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

**866 WARD DR**

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***



5. That pursuant to KRS 360.010, this lien shall accrue interest at the rate of eight percent (8%) per annum from the date of recordation; and

6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.

BY:

  
**TAYLOR BOURNE**  
**NUISANCE CONTROL OFFICER**

COMMONWEALTH OF KENTUCKY     )  
  )  
COUNTY OF FAYETTE            )

The foregoing instrument was subscribed, sworn to and acknowledged before me by TAYLOR BOURNE, a NUISANCE CONTROL OFFICER with the Division of Code Enforcement, Lexington-Fayette Urban County Government, for and on behalf of the Government, on this the 4<sup>TH</sup> day of JANUARY, 2017.

My commission expires: JUNE 20, 2020.

  
Notary Public #558712  
Kentucky, State-at-Large

REVIEWED BY:

  
**Kenneth Armstrong, Director of Code Enforcement**  
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT  
101 E. Vine St., Suite 500  
Lexington, Kentucky 40507  
(859) 425-2255

CASE#: 19930866W6



File 12/27

Lexington-Fayette Urban County Government  
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray  
Mayor

Derek J. Paulsen, Ph.D.  
Commissioner

**DIVISION OF CODE ENFORCEMENT**

11/23/2016

**CIVIL PENALTY INVOICE (NUISANCE)**

WINBURN PROPERTIES LLC  
234 N LIMESTONE  
LEXINGTON, KY 40507-1027

NOTICE OF LIEN  
CLAIMED

DEC 27 2016

By   +  B  

RE: INSPECTION OF 866 WARD DR ON 11/22/2016

CASE#: 19930866W6

You have been given notice by the Lexington-Fayette County Government on 11/22/2016 to abate the existing nuisance existing at the following location:

**866 WARD DR**

No action was taken to comply with the Notice or since this property has been the subject of two or more Notices within the past 12 months, a civil penalty has been assessed; therefore, the Urban County Government has charged you the following:

Total Civil Penalty:       **\$250.00**

***This invoice amount of \$250.00 must be paid within twenty (20) days from 11/23/2016. If payment is not received within twenty (20) days, a 'Notice of Lien Claimed' will be placed against the property.***

Please return this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government  
Division of Revenue, 2<sup>nd</sup> floor  
200 East Main St  
Lexington, KY 40507

IF YOU HAVE ANY QUESTIONS CONCERNING THIS BILLING PLEASE CALL:

TAYLOR BOURNE  
NUISANCE CONTROL OFFICER  
(859) 576-3847

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**ENTERED**  
**JAN 04 2017**

AC